



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Meeting Agenda - Final Planning and Zoning Commission

Wednesday, August 13, 2025

7:00 PM

Council Chambers

Regular Meeting

REGULAR AGENDA - 7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

1. [Minutes from the Planning & Zoning Commission Meeting July 9, 2025](#)
2. [Minutes from the Planning & Zoning Commission Meeting July 23, 2025](#)

IV. PUBLIC BUSINESS FROM THE FLOOR

V. PUBLIC HEARINGS

1. [Public Hearing for the Proposed Rezone of 1800 Richardson Highway \(Lot 2, A.S.L.S. 78-139, Plat 98-2\) to General Commercial \(G\)](#)

VI. NEW BUSINESS

1. [Approval of a Recommendation to the City Council to Authorize the Rezone of Lot 2, A.S.L.S. 78-139, Plat 98-2 \(1800 Richardson Highway\) to General Commercial \(G\)](#)

VII. REPORTS

1. Community Development Director's Report

VIII. COMMISSION BUSINESS FROM THE FLOOR

IX. ADJOURNMENT



City of Valdez

212 Chenega Ave.
Valdez, AK 99686

Legislation Text

File #: 25-0348, **Version:** 1

ITEM TITLE:

Minutes from the Planning & Zoning Commission Meeting July 9, 2025

SUBMITTED BY: Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Minutes from the regular Planning & Zoning Commission Meeting that was held July 9, 2025.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, July 9, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 6 - Commission Member Rhonda Wade
Commission Chair Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

Excused 1 - Commission Member Stephen Goudreau

Also Present 2 - Kate Huber Community Development Director
Jared Chase Administrative Assistant & Permit Specialist
Bruce Wall Senior Planner and Floodplain Manager
Paul Nylund Senior Planner & GIS Technician

III. APPROVAL OF MINUTES

1. **Approval of Minutes for Planning & Zoning Meeting of April 12, 2023**
2. **Approval of Minutes for Planning & Zoning Meeting of April 26, 2023**
3. **Approval of Minutes for Planning & Zoning Meeting of June 11, 2025**
4. **Approval of Minutes for Planning & Zoning Meeting of June 25, 2025**

Minutes were approved.

IV. PUBLIC BUSINESS FROM THE FLOOR

No public business from the floor was presented.

V. PUBLIC HEARINGS

1. **Public Hearing CUP 25-02: Application from Alderwood LLC for a Conditional Use Permit for a Recreational Vehicle Park**

No comments were made from the public.

2. **Public Hearing for an Application from Alderwood LLC for a Variance from the Specific Use Standards for a Recreational Vehicle Park**

No comments were made from the public.

3. **Public Hearing for the Rezone of 3281 Richardson Highway from General Commercial (G) to Neighborhood Mixed Use (NMU)**

No comments were made from the public.

VI. NEW BUSINESS

- 1. Approval of King Salmon Lane, as the Name for the Private Street Servicing the ACAH Planned Unit Development (Blueberry Terrace) on Lot 5 Evergreen Vista No. 1 Subdivision.**

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve King Salmon Lane, as the name for the private street servicing the ACAH Planned Unit Development on Lot 5 Evergreen Vista No 1 subdivision.

DISCUSSION: No discussion or comments.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

- 2. Approval of recommendation to City Council for Releasing Public Access Interest in a 60 Foot Wide Easement That Extends North/South Across the Entire Western Side of Lot 5A Sleepy Hollow Addition No.4.**

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve recommendation to City Council for releasing public access interest in the 60 Foot Wide Easement That Extends North/South Across the entire Western Side of Lot 5A Sleepy Hollow Addition No.4.

DISCUSSION: Logan Cressler representing Gas Inc was present for questions, but no commissioners had questions for the applicant. Chair Haase had a question for staff about the boundaries of the easement. Staff clarified that the public access easement boundaries.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

- 3. Approval of Conditional Use Permit 25-02 - A request from Alderwood LLC to Allow a Recreational Vehicle Park on a portion of Tract II, ASLS 73-61, Survey 2007-5 (Parcel E), 140 Airport Road, and Adopt Findings**

MOTION: Commission Member Beatus moved, seconded by Commission Member Metroka, to Approve the request from Alderwood LLC for a recreational vehicle park on a portion of Tract II, ASLS 73-61, Survey 2007-5, and adopt the proposed findings.

DISCUSSION: Commission Member Moulton asked if other mobile home parks had the same allowable uses. Community Development Director Huber explained that another mobile home parks in town does have a similar use. Roger Kipar the applicant, clarified that he doesn't have any intention of turning the mobile home park into an RV park. The aim of this would be to help accommodate longer-term seasonal tenants such as seasonal workers or contractors who would be there temporarily. Kipar also clarified to the commission that the tenants would be required to plug into power and be contained units, so bathrooms would not be provided.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

4. Approval of Variance 25-01 - A request from Alderwood LLC to for a Variance to the Specific Use Standards to Allow a Recreational Vehicle Park Without the Provision of Restrooms and Adopt Findings

MOTION: Commission Member Beatus moved, seconded by Commission Member Metroka, to Approve the request from Alderwood LLC for a variance to the specific use standards that require the provision of restroom facilities in recreational vehicle parks at 140 Airport Road and adopt the proposed findings.

DISCUSSION: The commission had no discussion on this item.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton
Excused: 1 - Goudreau

MOTION APPROVED

5. Approval of a Recommendation to the City Council Concerning the Proposed Rezone from General Commercial (G) to Neighborhood Mixed Use (NMU) of Lot 2, Tract 3, USS 3538, Plat 2003-7 and Adopt Findings

MOTION: Commission Member Beatus moved, seconded by Commission Member Moulton, to Approve a recommendation of approval to City Council concerning the proposed rezone of Lot 2, Tract 3, USS 3538, Plat 2003-7 and adopt the proposed findings.

DISCUSSION: Haase asked for clarification on the difference in allowable uses. Director Huber explained that the proposed future uses for the property are in alignment with the NMU district, which includes both residential and commercial uses.

VOTE ON MOTION:

Yays: 6 - Wade, Haase, Beatus, Radotich, Metroka, and Moulton

Excused: 1 - Goudreau

MOTION APPROVED

VII. REPORTS

1. **Report: Issuance of Temporary Land Use Permit 25-07 for Valdez Softball Association for An Approximately 4-Acre Portion of 3100 Richardson Highway, Tract D 79-116 owned by the City of Valdez**

Commissioners expressed their appreciation for a well put together event.

VIII. COMMISSION BUSINESS FROM THE FLOOR

No commission business from the floor was presented.

IX. ADJOURNMENT



Legislation Text

File #: 25-0349, **Version:** 1

ITEM TITLE:

Minutes from the Planning & Zoning Commission Meeting July 23, 2025

SUBMITTED BY: Jared Chase Administrative Assistant & Permit Specialist

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Receive & File

SUMMARY STATEMENT:

Minutes from the regular Planning & Zoning Commission Meeting that was held July 23, 2025.

City of Valdez

*212 Chenega Ave.
Valdez, AK 99686*



Minutes - Draft

Wednesday, July 23, 2025

7:00 PM

Regular Meeting

Council Chambers

Planning and Zoning Commission

REGULAR AGENDA - 7:00 PM**I. CALL TO ORDER****II. ROLL CALL**

Present 6 - Commission Member Stephen Goudreau
Commission Chair Donald Haase
Commission Member Cherise Beatus
Commission Member Maureen Radotich
Commission Member Caleb Metroka
Commission Member Christopher Moulton

Absent 1 - Commission Member Rhonda Wade

Also Present 2 - Community Development Director Kate Huber
Administrative Assistant Jared Chase

III. PUBLIC BUSINESS FROM THE FLOOR**IV. NEW BUSINESS**

1. Approval of Temporary Land Use Permit #25-09 for Granite Construction Company for a 1.9-acre Portion of Tract C1 ASLS 79-116 owned by the City of Valdez

MOTION: Commission Member Moulton moved, seconded by Commission Member Goudreau, to Approve temporary land use permit #25-09 for Granite Construction Company for a 1.9-acre portion of Tract C1 ASLS 79-116 owned by the City of Valdez. The motion carried by the following vote after the following discussion occurred.

DISCUSSION: Commissioner Moulton discussed with Director Huber and the applicant about timelines for projects like this. Moulton pointed out that a tight timeline like this could cause problems if there any issues. The applicant representative Ben Lemurine from Granite was present online and commented that as soon as they were made aware of the requirement, they submitted their application immediately.

VOTE ON MOTION:

Yay: 6 - Goudreau, Haase, Beatus, Radotich, Metroka, and Moulton

Abstain: 1 - Wade

MOTION APPROVED**V. REPORTS**

1. Report: Issuance of Temporary Land Use Permit 25-05 to the Fireweed 400, Inc. for An Approximately 5.6-Acre Portion of 3100 Richardson Highway, Tract D

79-116 owned by the City of Valdez**2. Community Development Director's Report**

Community Development Director Kate Huber updated commissioners on the ongoing housing needs assessment and outlined a timeline for the results. Preliminary results can be expected in the fall.

VI. COMMISSION BUSINESS FROM THE FLOOR**VII. ADJOURNMENT**



Legislation Text

File #: 25-0350, **Version:** 1

ITEM TITLE:

Public Hearing for the Proposed Rezone of 1800 Richardson Highway (Lot 2, A.S.L.S. 78-139, Plat 98-2) to General Commercial (G)

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Public Hearing Only

SUMMARY STATEMENT:

Silver Ridge Properties LLC has applied to rezone 1800 Richardson Highway (Lot 2, A.S.L.S. 78-139, Plat 98-2) to General Commercial (G). The official zoning map indicates that this property is currently zoned Neighborhood Mixed Use (NMU).

Applicant: Silver Ridge Properties LLC

Property Owner: Silver Ridge Properties LLC

Property Address: 1800 Richardson Highway

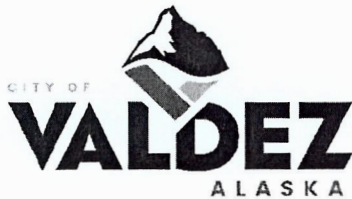
Legal Description: Lot 2, A.S.L.S. 78-139, Plat 98-2

Current Zoning District: Neighborhood Mixed Use (NMU)

Proposed Zoning District: General Commercial (G)

Comp. Plan Place Type: Mixed Use Center

Notice of the meeting was published on the City of Valdez website on July 30, 2025. Notice of the meeting was mailed on July 28, 2025, to the 11 property owners within 300 feet of the subject property. A document holder was posted on the Richardson Highway with public notice flyers on July 28, 2025.



ZONING MAP AMENDMENT (REZONE) APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number 25-02 Date Received July 24, 2025
Initials BW

APPLICANT INFORMATION

Name Silver Ridge Properties
Phone 907-255-2723
Email silverridgeak@gmail.com
Mailing Address PO Box 182
Valdez AK 99686

REPRESENTATIVE INFORMATION (if applicable)

Name Brad Barnett
Phone 907-255-2723
Email barnett.building24@gmail.com
Mailing Address PO Box 182
Valdez, AK 99686

ADDITIONAL MATERIALS REQUIRED (The following must be submitted when applying for a rezone.)

- ☐ **Proposed Amendment** (Provide proposed map amendments on a figure that clearly delineates and labels the proposed changes.)
- ☐ **Narrative** (Describe the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity, as applicable. Describe how the proposed amendments align with the goals and policies within the comprehensive plan. Identify whether the proposal will result in nonconforming situations that involve the existing structures and land uses within the subject property.)
- ☐ **Map Set and Technical Studies** (Additional maps and studies may be required depending on the amendment proposal.)

APPLICANT SIGNATURE

DATE

07/23/25

(Your signature above certifies that all information included on this form is accurate.)

ADDITIONAL INFORMATION

Forms may be emailed to communitydevelopment@valdezak.gov or dropped off at the Community Development window in City Hall.

To submit via mail, send to the following address:

Community Development Department

City of Valdez

PO Box 307

Valdez, AK 99686

QUESTIONS?

Call the City of Valdez Community Development Department at **907-834-3401** or email communitydevelopment@valdezak.gov.

Rezone Application Narrative

Location of Property: 1800 Richardson Highway

Surrounding land uses: light industrial, neighborhood mixed use, and general commercial. It appears to be a convenience store and gas station, a couple empty lots, a lot with a trailer and residence and a couple of lots with shops. I believe these are residential shops. Also, I'll add that I believe all this property and neighborhood use to be zoned light industrial.

Environmental features: Property is flat and cleared with gravel pad. Surrounding properties- some are wooded and undeveloped. Some are cleared with buildings. There is no water in the vicinity. The proposed intended use for this lot is construction and building material storage and a retail building.

Comprehensive Plan, Goals and Policies: I believe this aligns because for one it is working with local business, so they can properly conduct their business and serve the community. Two, it is new development for the community. Three, the existing neighborhood appears to be more industrial and commercial. The non-adjacent lots in the surrounding 1-mile vicinity are definitely more commercial and industrial. I think it is fair to keep in mind that this property once was light industrial. I think commercial and industrial uses are what it is better suited to serve in that area and a local business that provides services for the community.



**NOTICE OF PUBLIC HEARING
FOR A REZONE FROM
NEIGHBORHOOD MIXED USE (NMU) TO
GENERAL COMMERCIAL (G)**

The Valdez Planning and Zoning Commission will hold a public hearing on Wednesday, August 13, 2025, at 7:00 pm in the City Council Chambers at 212 Chenega Avenue, Valdez, Alaska.

The purpose of the hearing is to take public testimony concerning a rezone application for 1800 Richardson Highway (Lot 2, A.S.L.S. 78-139, Plat 98-2). The applicant and the owner of the property is Silver Ridge Properties LLC. The current zoning district is Neighborhood Mixed Use (NMU) and the applicant has requested that the zoning district be changed to General Commercial (G).

The public is encouraged to attend the hearing to provide comments or may submit comments in writing to the Community Development Department. Written comments must be received by 4:00 pm on the day of the meeting to be presented to the Planning & Zoning Commission. Submissions by email may be sent to: communitydevelopment@valdezak.gov.

If you have questions concerning this notice or would like more information you can contact the Community Development Department at 907-834-3401.



Rezone Request from Neighborhood Mixed Use (NMU) to General Commercial (G)



0 125 250 500 Feet

Date: 7/25/2025

Author: Community Development Department

Legend

- Subject Property
- Parcels



Legislation Text

File #: 25-0351, **Version:** 1

ITEM TITLE:

Approval of a Recommendation to the City Council to Authorize the Rezone of Lot 2, A.S.L.S. 78-139, Plat 98-2 (1800 Richardson Highway) to General Commercial (G)

SUBMITTED BY: Bruce Wall, Senior Planner

FISCAL NOTES:

Expenditure Required: N/A

Unencumbered Balance: N/A

Funding Source: N/A

RECOMMENDATION:

Approve recommendation to City Council to Authorize the Rezone of Lot 2, A.S.L.S. 78-139, Plat 98-2 (1800 Richardson Highway) to General Commercial (G)

SUMMARY STATEMENT:

Silver Ridge Properties has applied to change the zoning at 1800 Richardson Highway to General Commercial (G). The official zoning map indicates that this property is currently zoned Neighborhood Mixed Use (NMU).

Applicant: Silver Ridge Properties

Property Owner: Silver Ridge Properties LLC

Property Address: 1800 Richardson Highway

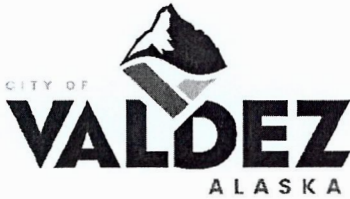
Legal Description: Lot 2, A.S.L.S. 78-139, Plat 98-2

Current Zoning District: Neighborhood Mixed Use (NMU)

Proposed Zoning District: General Commercial (G)

Comp. Plan Place Type: Mixed Use Center

Please see the attached staff report with more information about the proposed rezone and the requirements of the city code.



ZONING MAP AMENDMENT (REZONE) APPLICATION

All fields are required. If not applicable, please mark with N/A or dash.

Office Use Only

Application Number 25-02 Date Received July 24, 2025
Initials BW

APPLICANT INFORMATION

Name Silver Ridge Properties
Phone 907-255-2723
Email silverridgeak@gmail.com
Mailing Address PO Box 182
Valdez AK 99686

REPRESENTATIVE INFORMATION (if applicable)

Name Brad Barnett
Phone 907-255-2723
Email barnett.building24@gmail.com
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Valdez, AK 99686

ADDITIONAL MATERIALS REQUIRED (The following must be submitted when applying for a rezone.)

- ☐ **Proposed Amendment** (Provide proposed map amendments on a figure that clearly delineates and labels the proposed changes.)
- ☐ **Narrative** (Describe the location, surrounding land uses, environmental features, proposed use(s), and proposed development activity, as applicable. Describe how the proposed amendments align with the goals and policies within the comprehensive plan. Identify whether the proposal will result in nonconforming situations that involve the existing structures and land uses within the subject property.)
- ☐ **Map Set and Technical Studies** (Additional maps and studies may be required depending on the amendment proposal.)

APPLICANT SIGNATURE

DATE

07/23/25

(Your signature above certifies that all information included on this form is accurate.)

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QUESTIONS?

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Rezone Application Narrative

Location of Property: 1800 Richardson Highway

Surrounding land uses: light industrial, neighborhood mixed use, and general commercial. It appears to be a convenience store and gas station, a couple empty lots, a lot with a trailer and residence and a couple of lots with shops. I believe these are residential shops. Also, I'll add that I believe all this property and neighborhood use to be zoned light industrial.

Environmental features: Property is flat and cleared with gravel pad. Surrounding properties- some are wooded and undeveloped. Some are cleared with buildings. There is no water in the vicinity. The proposed intended use for this lot is construction and building material storage and a retail building.

Comprehensive Plan, Goals and Policies: I believe this aligns because for one it is working with local business, so they can properly conduct their business and serve the community. Two, it is new development for the community. Three, the existing neighborhood appears to be more industrial and commercial. The non-adjacent lots in the surrounding 1-mile vicinity are definitely more commercial and industrial. I think it is fair to keep in mind that this property once was light industrial. I think commercial and industrial uses are what it is better suited to serve in that area and a local business that provides services for the community.



Rezone – Silver Ridge Properties – Staff Report

Date: August 13, 2025
File: Rezone 25-02
To: Planning & Zoning Commission
From: Bruce Wall, Senior Planner

General Information

Applicant:	Silver Ridge Properties LLC
Property Owner:	Silver Ridge Properties LLC
Property Address:	1800 Richardson Highway
Legal Description:	Lot 2, A.S.L.S. 78-139, Plat 98-2
Current Zoning District:	Neighborhood Mixed Use (NMU)
Proposed Zoning District:	General Commercial (G)
Comp. Plan Place Type:	Mixed Use Center
Vicinity Zoning:	
East:	Light Industrial (LI), Neighborhood Mixed Use (NMU), and General Commercial (G)
West:	Neighborhood Mixed Use (NMU) and Moderate Density Residential (R2)
North:	Light Industrial (LI)
South:	Light Industrial (LI)
Access:	Richardson Highway

VMC 17.44.010 states:

The G district includes those areas which are heavily exposed to automobile traffic and where public utilities are available. The district is intended specifically for those areas surrounding major intersections where personal services, convenience goods and auto-related service facilities are desirable and appropriate land uses. The extension of the G district commercial uses along arterials in a “strip” fashion is discouraged.

VMC 17.36.010 states:

The NMU district is intended primarily for areas with utilities that include residential and supporting commercial and institutional uses that serve the convenience shopping needs for local residents. Business establishments should be developed in a small and compact

format to serve adjacent neighborhoods. Both vertical and horizontal mixed-use configurations are encouraged. Some nonresidential uses are allowed as conditional uses so that their compatibility with surrounding neighborhoods can be evaluated on a case-by-case basis. All uses shall be compatible in terms of scale and design.

The differences in the allowed uses can be found in VMC 17.16.040, Table 17.16.040-1. The differences in the dimensional standards can be found in VMC 17.16.060 Table 17.16.060-1.

Application Description

The property proposed for a rezone is 3.705 acres located approximately 500 feet from the highway intersection with Airport Road / Mineral Creek Loop Road. The applicant has stated that he wants to utilize the lot for construction and building material storage and a retail building. The General Commercial zoning district provides for more commercial uses of the property than is allowed with the current Neighborhood Mixed Use zoning district.

Environmental Conditions

The applicant's narrative states, *"Property is flat and cleared with gravel pad. Surrounding properties-some are wooded and undeveloped. Some are cleared with buildings. There is no water in the vicinity."*

The property is relatively flat with an approximate elevation of 30 feet along the highway and 24 feet at the back of the property. There are not any mapped Special Flood Hazard Areas on the property or mapped wetlands. The property is located in the mapped tsunami inundation area. A tsunami evacuation shelter is located at the airport.

VMC 17.12.080(E)(6)

The planning and zoning commission shall conduct a public hearing to review the application, review the staff report, hear staff, applicant, and public testimony, discuss the proposal, and make a formal recommendation to city council. Following the hearing, the community development department shall update its staff report to include the planning and zoning commission's recommendation.

VMC 17.12.080(E)(7)

The City Council shall retain the authority to limit its approval of amendments to the zoning code and the official zoning map to limit certain land use activities, protect public health, safety, and welfare of humans and the environment, and ensure its ability to serve properties/individuals with adequate public services.

Proposed Findings & Conclusions

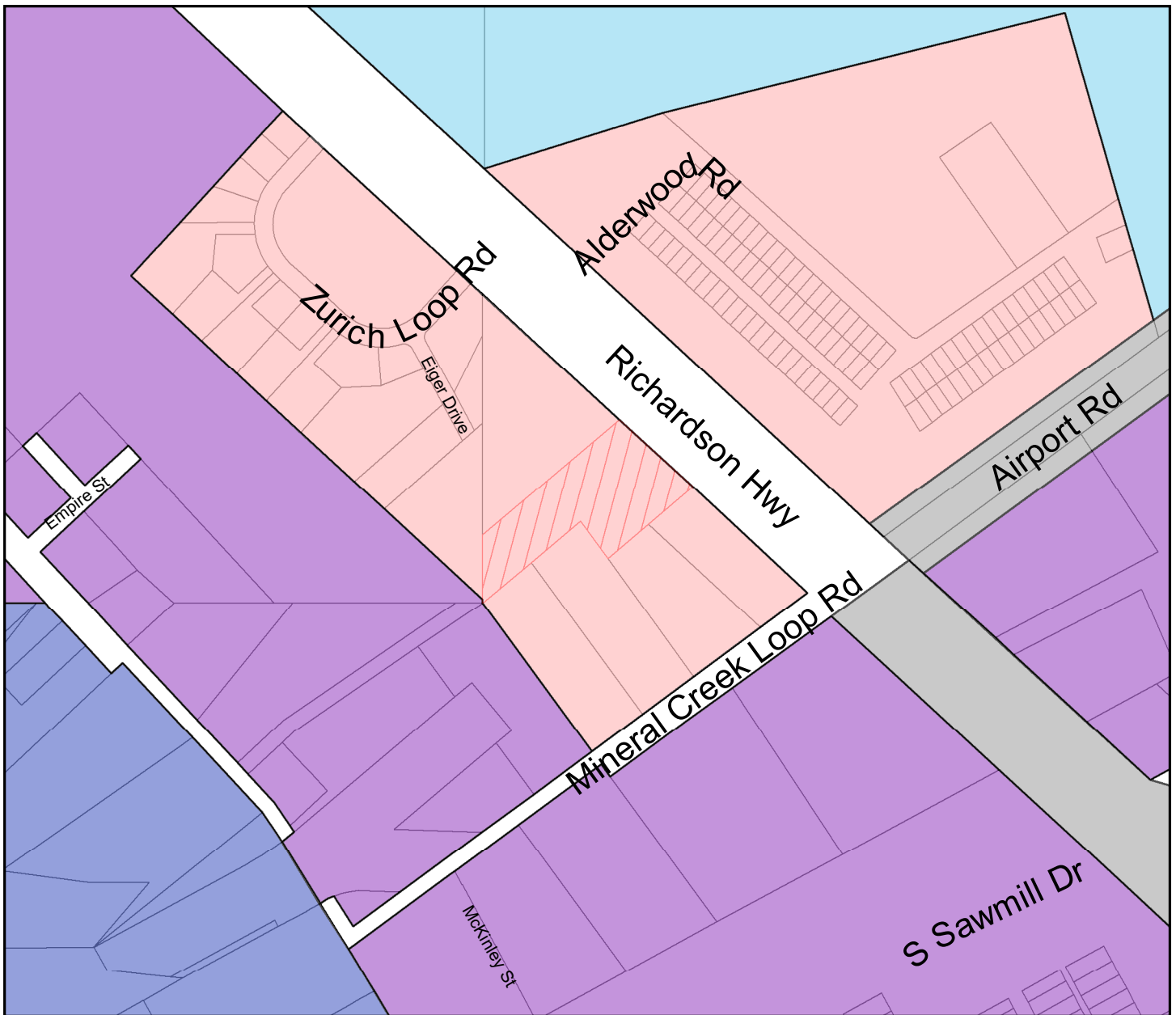
1. Procedure.

- a) On July 1, 2025 the Community Development Department received a rezone application from Silver Ridge Properties LLC to change the zoning on the subject property to General Commercial.
 - b) On July 24, 2025 Community Development Department received an updated application and a narrative to accompany the application.
 - c) The Community Development Department reviewed the application and determined that it was complete, in accordance with VMC 17.12.080(E)(1).
 - d) A public hearing was scheduled for August 13, 2025, to consider the zoning change.
 - e) Notice of the meeting was published in the Copper River Record on July 31, 2025, and August 7, 2025.
 - f) Notice of the publication was published in KVAK's e-blast newspaper on July 28, 2025, and August 4, 2025.
 - g) Notice of the meeting was published on the City of Valdez website on July 30, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(1).
 - h) Notice of the meeting was mailed on July 28, 2025, to the 11 property owners within 300 feet of the subject property, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(2).
 - i) A document holder was posted on the Richardson Highway with public notice flyers on July 28, 2025, in accordance with VMC 17.12.080(E)(5) and 17.12.160(C)(3).
2. Consistency with the Comprehensive Plan and its goals and policies. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(b)
- a) The applicant's narrative states, *"I believe this aligns because for one it is working with local business, so they can properly conduct their business and serve the community. Two, it is new development for the community. Three, the existing neighborhood appears to be more industrial and commercial. The non-adjacent lots in the surrounding 1-mile vicinity are definitely more commercial and industrial."*
 - b) Goal 2.1, Action E in Plan Valdez, the comprehensive plan for the City of Valdez, is, *"Rezone parcels to align with the Future Land Use Map."*
 - c) VMC 17.04.030(A) states, *"The comprehensive plan of the city of Valdez is the primary policy document to guide land use ... decisions within the city."*
 - d) VMC 17.04.030(B) states, *"The comprehensive plan shall provide guidance for actions including, but not limited to, rezoning as referenced herein."*
 - e) The Future Land Use Map depicts the subject property within the Mixed-Use Center place type.
 - f) Commercial and institutional uses are listed as primary land uses in the Mixed-Use Center place type.
 - g) The proposed rezone is consistent with the Mixed-Use Center place type depicted on the future land use map for the subject property.
 - h) Goal 2.2 in Plan Valdez is, *"Encourage redevelopment and new development"*.
 - i) The rezone to General Commercial (G) is consistent with the goals and action items in Plan Valdez.
3. Potential impact on public services. VMC 17.12.080(C)(2) and 17.12.080(E)(4)(c)
- a) The city water is located within the Richardson Highway right-of-way adjacent to the subject property.

- b) City sewer mains are within approximately 500 feet of the subject property.
- c) There are not any anticipated impacts on public services associated with the rezone of this property.

Staff Recommendation

Staff recommends that the Planning & Zoning Commission forward Rezone 25-02 to the City Council with a recommendation of approval and with a recommendation that they adopt the proposed findings.



Rezone Request from Neighborhood Mixed Use (NMU) to General Commercial (G)

Legend

Comprehensive Plan Place Type

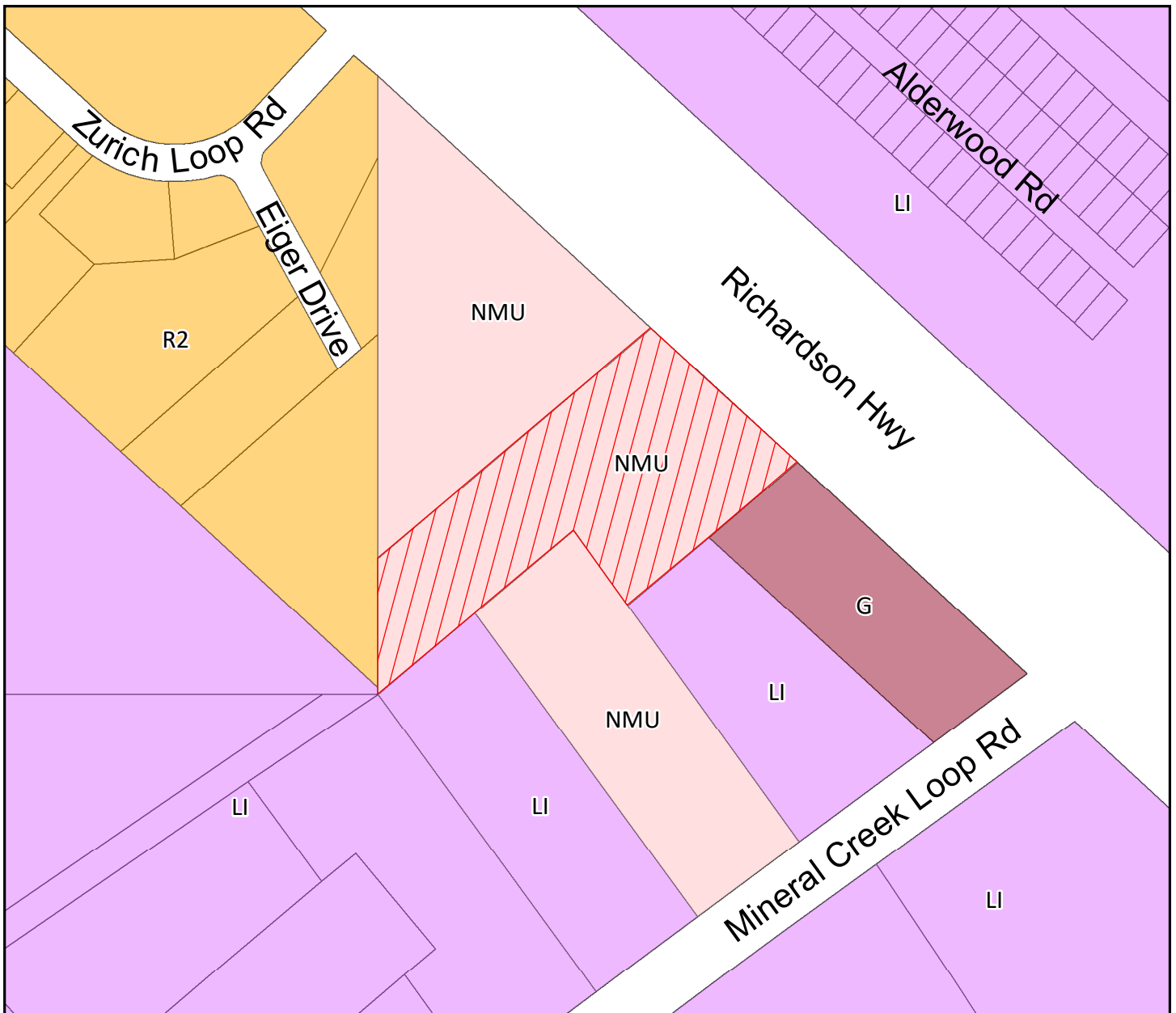
- Mixed Use Center
- Working Waterfront
- Industrial Business & Production
- Valdez Airport
- Gateway Corridor Overlay
- Subject Property
- Parcels



0 250 500 1,000
Feet

Date: 7/28/2025

Author: Community Development Department




Rezone Request from Neighborhood Mixed Use (NMU) to General Commercial (G)

Legend


 Subject Property

Current Zoning

 High Density Residential (R2)

 Neighborhood Mixed Use (NMU)

 General Commercial (G)

 Light Industrial (LI)

 Parcels



0 125 250 500
Feet

Date: 7/28/2025

Author: Community Development Department



Rezone Request from Neighborhood Mixed Use (NMU) to General Commercial (G)



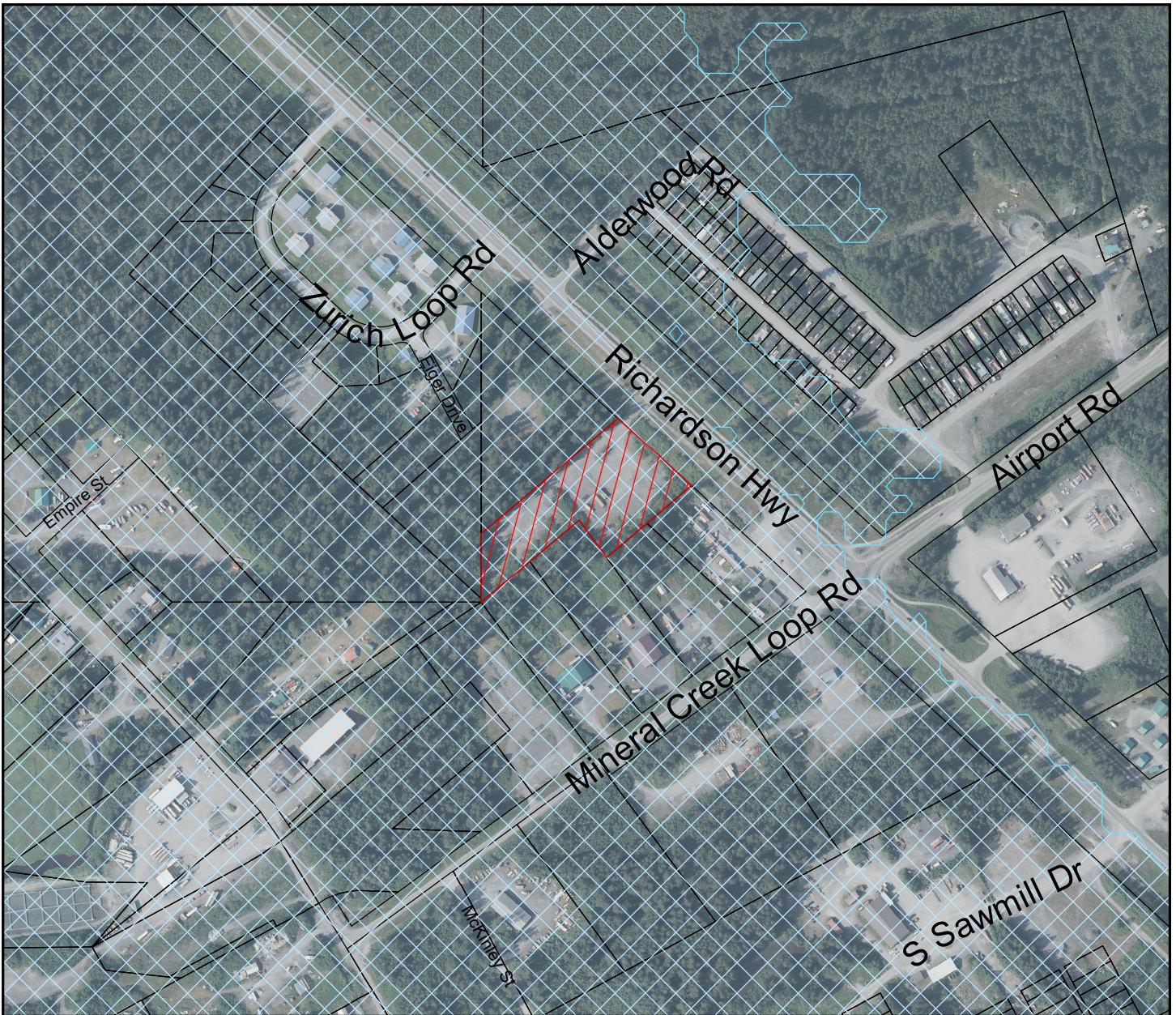
0 75 150 300 Feet

Date: 8/7/2025

Author: Community Development Department

Legend

- Two-Foot Contours
- Subject Property
- Parcels



Rezone Request from Neighborhood Mixed Use (NMU) to General Commercial (G)






0 250 500 1,000
Feet

Date: 8/7/2025

Author: Community Development Department

Legend

-  Subject Property
-  Tsunami Inundation Zone
-  Parcels